

BEFORE YOU BUILD ...

... READ THE STANDARDS AND CONDITIONS CAREFULLY....

It is important that you know exactly what activities are authorized before you begin construction. Your project must meet all of the **conditions and standards** required for accessory structures to be constructed without a permit. If you have questions, call the LUPC office that serves your area (see the back of this brochure for contact information).

MAKE SURE TO ASK IF YOU HAVE ANY QUESTIONS!

Understand the conditions and requirements before starting your project...

OTHER PERMITS MAY BE REQUIRED

Be sure to **obtain all other permits and approvals** required for your project, including possible wetland permits from the U.S. Army Corps of Engineers and driveway entrance permits from the Maine Department of Transportation, before starting any work.

If you are unsure about other possible permitting requirements for your project, call the LUPC for guidance.

SUBDISTRICTS

The following subdistricts allow accessory structures without a permit subject to standards:

Development Subdistricts:

- D-CI Commercial Industrial
- D-ES Extended Settlement
- D-GN General Development
- D-GN2 Community Center Development
- D-GN3 Rural Settlement Development
- D-RF Recreation Facility Development
- D-RS Residential Development
- D-RS2 Community Residential Development
- D-RS3 Residential Recreation Development

Management Subdistricts:

- M-GN General Management

Protection Subdistricts:

- P-GP Great Pond Protection

Look up your property and the subdistrict it is in at LUPC's Zoning and Parcel Viewer:

https://www.maine.gov/dacf/lupc/plans_maps_data/digital_maps_data.html#viewer

NEED HELP?

The Commission's staff is available to discuss any questions regarding your permit and are also available to meet with you on site before construction activities begin. Our staff can review your permit with you, help you determine setbacks and explain the requirements for vegetation clearing, erosion control, as well as your permit conditions of approval along with any other questions that you may have. To schedule a pre-construction site visit, call the LUPC office that serves your area.

AUGUSTA OFFICE

Main LUPC office
18 Elkins Lane -
Harlow Building

Tel. (207) 287-2631
FAX (207) 287-7439
TTY (207) 287-2213

ASHLAND OFFICE

Serving most of Arrows County and portions of Northern Penobscot County

45 Radar Road
Ashland, ME 04732-3600
Tel. (207) 435-7963

BANGOR OFFICE

Serving Hancock and Washington Counties and Coastal Islands in LUPC Jurisdiction

106 Hogan Rd., Suite 8
Building H, Fourth Floor
Bangor, ME 04401
Tel. (207) 546-4405
FAX (207) 546-2799

EAST MILLINOCKET OFFICE

Serving most of Penobscot County, Southern Arrows County, and portions of Piscataquis Counties

191 Main Street
East Millinocket, ME 04430
Tel. (207) 746-2244
FAX (207) 512-1003

GREENVILLE OFFICE

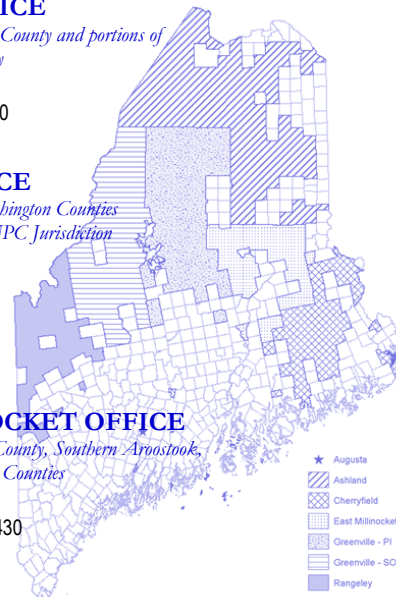
Serving Piscataquis and Somerset Counties

43 Lakeview Street
P.O. Box 1107
Greenville, ME 04441
Tel. (207) 695-2466

WILTON OFFICE

Serving Franklin and Oxford Counties

932 US Route 2
Wilton, ME 04294
Tel. (207) 864-5064
FAX (207) 512-1004



LAND USE PLANNING COMMISSION

Department of Agriculture, Conservation and Forestry

ABOUT YOUR ACCESSORY STRUCTURE



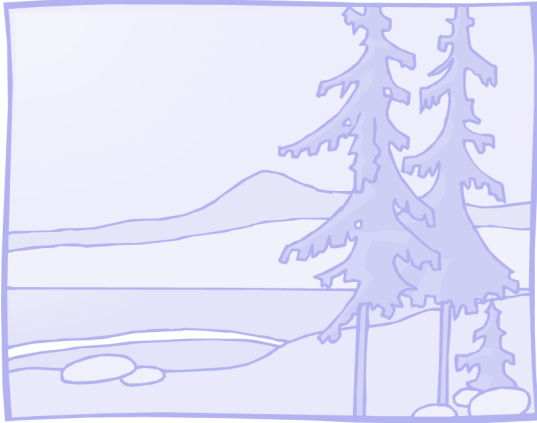
READ BEFORE YOU POUR!

Planning a new deck or garage? Or maybe a shed or a porch? Look inside to see what you need to think about as you design—



LUPC IS ONLINE!

Visit our web site at
www.maine.gov/dacf/lupc
to browse our rules, meeting
agendas, and other information.



The Maine Land Use Planning Commission was created in 1971 to serve as the planning and zoning board for the state's unorganized areas, plantations, coastal islands and towns without local land use control.

The Commission's mission is to extend the principles of sound planning and zoning; preserve public health, safety, and welfare; encourage well-planned, multiple use of natural resources; promote orderly development; and protect natural and ecological values within its jurisdiction.

You can learn more about the Commission by visiting the agency's web site (<http://www.maine.gov/dacf/lupc/>)

**Accessory Structures are
Allowed Without a Permit
Subject to Standards**

**LUPC Chapter 10 Standards for Accessory Structures
can be found here:**

http://www.maine.gov/dacf/lupc/laws_rules/ch10.html



FREQUENTLY ASKED QUESTIONS...

WHAT IS AN ACCESSORY STRUCTURE?

Typically, an accessory structure is a **porch, deck, shed, or garage** that is associated with a house or commercial building. Officially, Chapter 10 of the LUPC's rules defines an accessory use or structure as "A use or structure subordinate to a permitted or conditional use or structure and customarily incidental to the permitted or conditional use of the structure." Contact the LUPC regional office that serves your area if you need help figuring out if your idea for a structure meets the definition of an "accessory structure".

DO I NEED A PERMIT BEFORE I BUILD MY ACCESSORY STRUCTURE?

You do not need a permit if your property is in a subdistrict that allows accessory structures without a permit **provided you meet all the standards and conditions**. The list of subdistricts is included in this brochure, and the conditions are listed in LUPC's Chapter 10, Section 10.27.P. Chapter 10 is available on line at the website on the left.

IS THERE A SIZE LIMIT?

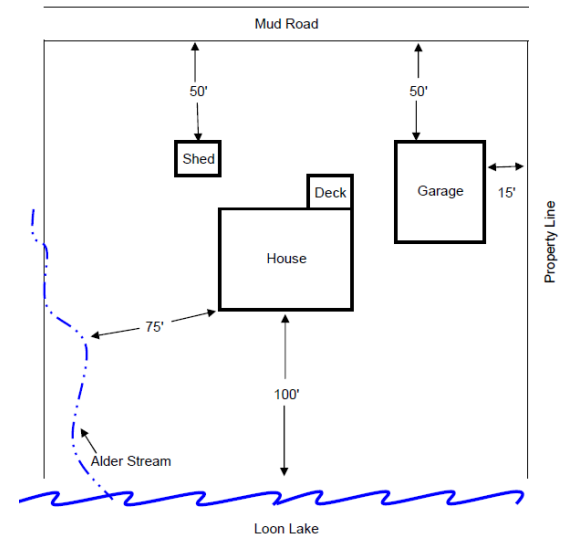
The footprint of your proposed accessory structure must be less than **750 square feet** and you can't add more than 750 square feet to your total building footprint in any **two year period**. If you are adding to a use that has an overall size limit (like a remote camp), you cannot exceed that limit. Of course, if you want to build something larger, you can apply for a

IS MY EXISTING PRINCIPAL STRUCTURE "LEGAL"?

If you received a permit for your principle structure, and built it according to your permit, you are good to go! If you do not have a permit (for pre-1971 structures) or are not sure if your principle structure was built according to your permit, contact the nearest LUPC office to find out if you need a permit.

CAN I ADD PLUMBING?

An **exterior hose bib or outside hose faucet** needs no permit. For any plumbing inside your structure. Contact DHHS or your local plumbing inspector to obtain a plumbing permit before starting your project. If you have questions about the Maine plumbing code, call Brent Lawson at (207) 592-7376 or visit www.maine.gov/dhhs/mecdc/environmental-health/plumb/lists.htm



HOW FAR SHOULD MY STRUCTURE BE FROM THE ROAD? FROM THE WATER? FROM MY NEIGHBORS?

Section 10.26 of the LUPC's Chapter 10 provides all of the **dimensional requirements** your structure must meet (*unless you have deed restrictions*). In most cases, your structure must:

- ▶ Be located at least 100 feet from lakes or rivers, 75 feet from tidal waters, streams and wetlands, 50 feet from roadways, and 15 feet from property lines
- ▶ Not increase your lot coverage to more than 30%
- ▶ Be less than the maximum height allowed in your subdistrict

PLEASE NOTE: These are **minimum standards**, and there may be other applicable standards depending on where your property is, **so be sure to read Section 10.26 carefully - and check your deed too!**

WHAT ELSE DO I NEED TO KNOW?

- If you plan to (or think you might) use your accessory structure for your **home occupation**, you will need to apply for a building permit.
- If you plan to create **finished living space** within your project, you will need to apply for a building permit.
- You can call the LUPC any time if you have a question!